

To: **EDA President and Board**
Through: **Nate Burkett, Executive Director**
From: **Melissa Sonnek, City Planner**
Date: **August 23, 2021**

Application for Commercial Exterior Grant – West St. Paul Chiropractic at 1089 Robert Street South – Peter Ladd

BACKGROUND INFORMATION:

Dr. Peter Ladd, owner of West St. Paul Chiropractic at 1089 Robert Street South, has submitted an application for the Commercial Exterior Grant program offered through the Economic Development Authority (EDA). Proposed improvements are listed below with more specifics on the work to be done included in the attachments.

- Replacement of nine windows and front door,
- Removal and replacement of rotting boards and shutters,
- Replacement of damaged storm glass,
- Replace missing or loose siding, stone veneer, and trim,
- Secure any loose soffit and,
- Repainting.

This EDA grant money is available to encourage commercial property owners to re-invest in their properties and make improvements to their building, specifically the exterior. By doing so, this increases the esthetic and overall value of the property as well as the adjacent properties.

Selection and review criteria for this grant includes,

- Location within the City, i.e. preference to redevelopment area or heavily commercialized area with high visibility,
- Ability to encourage improvements to surrounding businesses,
- Ability to improve the appearance and attractiveness of an area,
- Consistency with Comprehensive and other long term planning documents,
- Compliance with City Codes, and
- Building owners who have not previously been awarded a grant will be considered prior those that have already received grant funding.

FISCAL IMPACT:

The total of the proposed improvements is estimated at \$35,000 and therefore the applicant is requesting the full \$10,000 for the grant award. While the grant money is not formally awarded until the work is complete, the application and proposal is required to be reviewed and approved prior to the start of any construction.

		Amount
Fund:		
Department:		
Account:	209-41121-40495	

Payment to the applicant will be made upon the review and completion of the following,

- Inspection by City staff to verify completion of work and compliance with building and code regulations,
- Submittal of paid invoices for the work outlined in the application,
- Verification of submittal and payment of all permits as well as a passing final inspection, and
- Confirmation that all property taxes are current.

Ineligible projects include, landscaping, sidewalks, machinery, interior remodeling, roof repair, electrical and plumbing upgrades, energy upgrades, HVAC systems, furniture and fixtures, etc. Therefore, the proposed removal of overgrown landscaping, as detailed in the application, will not be reimbursed as a part of this grant.

STAFF RECOMMENDATION:

City Staff recommends the EDA review and approve of the exterior grant application for \$10,000.

ATTACHMENTS:

Grant Application,
 Project Details and Specifics, and
 Commercial Exterior Grant Requirements